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SUFFOLK COUNTY CLERK
RECORDS OFFICE
RECORDING PAGE

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Type of Instrument: DEEDS/DDD
Number of Pages: 4
Receipt Number : 04-0069070
TRANSFER TAX NUMBER: 03-47803

Recorded: 06/18/2004
At: 11:01:30 AM

LIBER: D00012325
PAGE: 830

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District:	Section:	Block:	Lot:
0200	938.00	02.00	023.000

EXAMINED AND CHARGED AS FOLLOWS

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Deed Amount: $191,111.00

Received the Following Fees For Above Instrument

		Exempt			Exempt
Page/Filing	$12.00	NO	Handling	$5.00	NO
COE	$5.00	NO	NYS SRCHG	$15.00	NO
EA-CTY	$5.00	NO	EA-STATE	$50.00	NO
TP-584	$5.00	NO	Cert.Copies	$0.00	NO
RPT	$30.00	NO	SCTM	$0.00	NO
Transfer tax	$766.00	NO			
			Fees Paid	$893.00	

TRANSFER TAX NUMBER: 03-47803

THIS PAGE IS A PART OF THE INSTRUMENT
THIS IS NOT A BILL

Edward P.Romaine
County Clerk, Suffolk County

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1	2	3
Number of pages		RECORDED 2004 Jun 18 11:01:30 AM Edward P.Romaine CLERK OF SUFFOLK COUNTY L D00012325 P 830 DT# 03-47803
TORRENS		
Serial #		
Certificate #		
Prior Ctf. #		
Deed / Mortgage Instrument	Deed / Mortgage Tax Stamp	Recording / Filing Stamps

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4 FEES

Page / Filing Fee			
Handling			
TP-584			
Notation			
EA-52 17 (County)		Sub Total	
EA-5217 (State)			
R.P.T.S.A.			
Comm. of Ed.	5 00		
Affidavit			
Certified Copy			
Reg. Copy		Sub Total	
Other		GRAND TOTAL	127-

Mortgage Amt. _____

1. Basic Tax _____

2. Additional Tax _____

Sub Total _____

Spec./Assit.
Or
Spec. /Add. _____

TOT. MTG. TAX _____

Dual Town _____ Dual County _____
Held for Apportionment _____

Transfer Tax 766—

Mansion Tax _____

The property covered by this mortgage is or will be improved by a one or two family dwelling only.
YES _____ or NO _____
If NO, see appropriate tax clause on page # _____ of this instrument. 5-24 of

5 Real Property Tax Service Agency Verification

Dist.	Section	Block	Lot
0402	5190	0200 93800	0200 023000

PTS
R JME A
18-JUN-04

Stamp

Date

Initials

6 Community Preservation Fund

Consideration Amount $ _____

CPF Tax Due $ _____

Improved _____

Vacant Land _____

TD _____

TD _____

TD _____

7 Satisfactions/Discharges/Releases List Property Owners Mailing Address
RECORD & RETURN TO:

Donald Clark, Patricia Farrington, Sally Zriny
65 Stafford St.
Mastic, NY. 11727

8 **Title Company Information**

Co. Name Land Bound Services

Title # BF02683-045

9 Suffolk County Recording & Endorsement Page

This page forms part of the attached Deed made by:
(SPECIFY TYPE OF INSTRUMENT)

Secretary of HUD
c/o First Preston Forclosure

TO

Clark, Farrington, Zriny

The premises herein is situated in
SUFFOLK COUNTY, NEW YORK.

In the Township of Brookhaven

In the VILLAGE
or HAMLET of _____

DO NOT WRITE BELOW THIS BLACK INK ONLY PRIOR TO RECORDING OR FILING

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IMPORTANT NOTICE

If the document you've just recorded is your **SATISFACTION OF MORTGAGE**, please be aware of the following:

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If a portion of your monthly mortgage payment included your property taxes, *you will now need to contact your local Town Tax Receiver so that you may be billed directly for all future property tax statements.

Local property taxes are payable twice a year: on or before January 10th and on or before May 31st. Failure to make payments in a timely fashion could result in a penalty.

Please contact your local Town Tax Receiver with any questions regarding property tax payment.

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Babylon Town Receiver of Taxes
200 East Sunrise Highway
North Lindenhurst, N.Y. 11757
(631) 957-3004

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Brookhaven Town Receiver of Taxes
250 East Main Street
Port Jefferson, N.Y. 11777
(631) 473-0286

Not For Legal Use

East Hampton Town Receiver of Taxes
300 Pantigo Place
East Hampton, N.Y. 11937
(631) 324-2770

Huntington Town Receiver of Taxes
100 Main Street
Huntington, N.Y. 11743
(631) 351-3217

Islip Town Receiver of Taxes
40 Nassau Avenue
Islip, N.Y. 11751
(631) 224-5580

Riverhead Town Receiver of Taxes
200 Howell Avenue
Riverhead, N.Y. 11901
(631) 727-3200

Shelter Island Town Receiver of Taxes
Shelter Island Town Hall
Shelter Island, N.Y. 11964
(631) 749-3338

Smithtown Town Receiver of Taxes
99 West Main Street
Smithtown, N.Y. 11787
(631) 360-7610

Southampton Town Receiver of Taxes
116 Hampton Road
Southampton, N.Y. 11968
(631) 283-6514

Southold Town Receiver of Taxes
53095 Main Street
Southold, N.Y. 11971
(631) 765-1803

Sincerely,

Edward P. Romaine

Edward P. Romaine
Suffolk County Clerk

dw
2/99

12-0104: 09/01cg

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374-264853 Bargain and Sale Deed, with Covenant against Grantor's Acts Individual or Corporation (Single Sheet)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 25 day of MAY in the year 2004

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BETWEEN

SECRETARY OF HOUSING AND URBAN DEVELOPMENT
C/O FIRST PRESTON FORECLOSURE
ONE SENTRY PLACE
475 SENTRY PARKWAY
SUITE 5000
BLUE BELL, PA 19266

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party of the first part, and

DONALD CLARK, PATRICIA FARRINGTON, & SALLY ZRINY
65 STAFFORD STREET
MASTIC, NY 11727

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party of the second part,

WITNESSETH, that the party of the first part, in consideration of ONE HUNDRED NINETY ONE THOUSAND ONE HUNDRED ELEVEN AND 00/100 ($191,111.00)——————————————dollars

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paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

SEE SCHEDULE 'A' ATTACHED HERETO

SAID PREMISES BEING AND INTENDED TO BE THE SAME PREMISES CONVEYED TO THE GRANTOR HEREIN BY DEED DATED 3/30/03 AND RECORDED 1/26/04 IN LIBER 12297 PAGE 403.

LIMITED POWER OF ATTORNEY GRANTED TO THE SIGNATOR HEREIN BY DOCUMENT DATED 3/3/04 AND RECORDED ON 3/18/04 IN THE OFFICE OF THE COUNTY CLERK OF SUFFOLK IN LIBER 12308 PAGE 116.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

_____

SECRETARY OF HOUSING AND URBAN DEVELOPMENT
BY Dale Alberstelli, ATTORNEY-IN-FACT

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ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Westchester , ss:

On the day of May in the year 2004

before me, the undersigned, personally appeared

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, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

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ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of in the year

before me, the undersigned, a Notary Public in and for said State, personally appeared

, the

subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

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(if the place of residence is in a city, include the street and street number if any, thereof): that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of in the year ,

before me, the undersigned, personally appeared

, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

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ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

* State of Pennsylvania, County of Montgomergy , ss:

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*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the 20 day of MAY in the year 2004 , before me the undersigned personally appeared

Dale Alzapelli

Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the

BLUE BELL, PENNSYLVANIA

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

Colleen McEntee

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Colleen McEntee, Notary Public
Whitpain Twp., Montgomery County
My Commission Expires July 14, 2004

Bargain and Sale Deed with covenant against Grantors Acts

SECTION 938.00

BLOCK 02.00

LOT 023.000

COUNTY OR TOWN SUFFOLK

Title No. BF

SECRETARY OF HUD

TO
CLARK/FARRINGTON/ZRINY

DISTRIBUTED BY

RETURN BY MAIL TO:

Donald Clark, Patricia Farrington, Sally Zriny
65 Stafford St.
Mastic, NY 11727

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LAND BOUND SERVICES, LLC.
AS AGENT FOR:
BF-Chicago Title Insurance Company, Inc.

Title No: BF02683

SCHEDULE A

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District: 0200 Section: 938.00 Block: 02.00 Lot: 023.000

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being at Mastic in the Township of Brookhaven, County of Suffolk and State of New York, known and designated as Lot No. 2594 as shown on a certain map entitled, "Map of Mastic Acres, Unit 5" made by Peter J. Van Weele, Surveyor, Oakdale, New York, dated September 25, 1945, and filed in the Office of the Clerk of the County of Suffolk on January 9, 1946, as Map No. 1465, and being more particularly bounded and described as follows:

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BEGINNING at a point on the easterly side of Strafford Street, (50.00 feet wide) distant 518.37 feet northerly from the corner formed by the intersection of the easterly side of Strafford Street with the northerly side of Meadowmere Avenue;

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Running thence along the easterly side of Strafford Street, North 01 degree 52 minutes 10 seconds East, 67.00 feet;

Thence South 88 degrees 07 minutes 50 seconds East, 162.50 feet;

Thence South 01 degree 52 minutes 10 seconds West, 67.00 feet;

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Thence North 88 degrees 07 minutes 50 seconds West, 162.50 feet to the easterly side of Strafford Street, at the point or place of BEGINNING.

Said premises being known as and by the street address:

65 Strafford Street, Mastic, NY 11950